

Project No: 8176
Project Name: Milpitas Senior Center

**AMENDMENT NO. 1 TO AGREEMENT
FOR CONSULTING SERVICES**

This Amendment is entered into this 20th day of December, 2006, by and between the City of Milpitas, a municipal corporation of the State of California (hereafter referred to as "CITY") and Noll and Tam Architects (hereafter referred to as "CONSULTANT").

RECITALS

WHEREAS, the parties entered into an Agreement for professional services for Milpitas Senior Center, Project No. 8176, on August 1, 2006; and

WHEREAS, the parties desire to amend the Agreement to allow CONSULTANT to provide additional professional planning and design services for Milpitas Senior Center in the context of its civic center location.

NOW THEREFORE, in consideration of the mutual covenants and conditions herein contained, the parties agree to amend the Agreement as follows:

1. Section 1, entitled "Services", is amended by adding Exhibit "AM1-A", which is attached hereto and incorporated by reference herein.

2a. Section 2, entitled " Compensation", is amended to add Exhibit "AM1-A", which is attached hereto and incorporated by reference herein.

2b. Section 2 is amended by adding the following language to the end of the second sentence of the first paragraph:

“... for work identified in Exhibit A. The compensation for the further services set forth in Exhibit AM1-A is a not-to-exceed amount. The total maximum amount of compensation to be added to the Agreement to complete tasks outlined in Exhibit AM1-A shall be \$49,975.00.”

3. All other provisions of the Agreement shall remain in full force and effect.

This Amendment is executed as of the date written above.

APPROVED BY:

CITY OF MILPITAS

CONSULTANT
Noll and Tam Architects

City Engineer as to Content

City Attorney as to Form

City Manager

ATTESTED BY:

City Clerk

EXHIBIT AM1-A

SCOPE OF WORK

Milpitas Senior Center-Community Center Planing Study

Dec. 8, 2006

Task 1: Needs Assessment, Programming and Building Review for Community Center

- 1A. Attend one staff interview session
- 1B. Develop conceptual program together with TSMG for community center in coordination with the senior center.
- 1C. Review existing drawings, tour existing community center building, make observations regarding building condition, assess general condition and incorporate findings of Library building observation as applicable, make recommendations regarding general suitability for remodeling, expansion and/or reuse. No separate engineering evaluation is included.
- 1D. This task includes identifying opportunities for shared uses or programs between the community and senior centers, shared facilities, possible efficiencies, or other potential opportunities.

Noll & Tam fee estimate: \$2,775

Task 2: Expanded Concept Design

- 2A. Incorporate a new or renovated community center with a senior center into a master plan concept for the site.
- 2B. Provide up to three options for a second phase of facility improvements in coordination with the Senior Center conceptual diagrams and provided limited plan layout. Such options may include phased expansion of existing building(s), removal and replacement of existing building(s), exchange of building functions, or other suitable major alternative. Landscape concept design is not included.
- 2C. Provide a preliminary review of code requirements at a planning level.
- 2D. Determine parking impacts at a planning level.
- 2E. This task includes assessment of alternate sized Community Halls and planning-level parking capacity of site.

Noll & Tam fee estimate: \$13,575

Task 3: Conceptual Project Cost

- 3A. Coordinate and review conceptual cost estimates for the community center-senior center option.
- 3B. Provide phasing strategies. Funding strategies are not included.

Noll & Tam fee estimate: \$2,300

Task 4: Attend meetings & present findings

This task includes additional meetings beyond the meetings allotted in the exiting Senior Center scope of services.

4A. Prepare for & meet with city staff project team, two meetings.

4B. Prepare for & meet with Commission, Council Subcommittee, City Council or other group for public meeting presentation.

Noll & Tam Fee Estimate: \$4,900

Task 5: Deliverables

5A. Provide a technical memorandum/letter report containing findings from above tasks including community center planning level assessment; alternate program scenarios; planning-level parking impact; up to three alternatives for site plan/building footprints for the joint senior center-community center area; phasing strategies, conceptual cost estimates; and related findings. Findings shall be suitable for incorporation into the Senior Needs Assessment/Conceptual Design report or as an appendix.

Noll & Tam fee estimate: \$5,600

Task 6: TSMG services

A. Attend staff interview session.

B. Develop conceptual program options together with Noll & Tam for community center in coordination with the senior center. Program options to be substantially based on staff interviews, professional judgment and future demographic information readily available from existing sources such as DemographicsNow and ABAG and as supplemented or modified by City data. Analysis for community center is intended to support civic center site planning and master planning. This task does not include a detailed program document, full report analysis or market analysis.

C. Assist in evaluating community center suitability for remodeling/expansion/reuse.

D. Assist in incorporating a new or renovated community center with a senior center into a master plan concept for the site.

E. Assist in developing up to three options for a second phase of facility improvements in coordination with the Senior Center conceptual diagrams and in providing limited plan layout.

F. Assist in developing phasing strategies.

TSMG fee estimate: \$16,500

Task 7: Oppenheim Lewis services

7A. Provide conceptual cost estimating and ballpark construction costs, for master plan options for planning and comparative purposes by estimator, Oppenheim Lewis

Oppenheim Lewis fee estimate: \$3,850

Fee Summary:

Noll & Tam	\$29,150
TSMG	\$16,500
Oppenheim Lewis	\$ 3,850
Reimbursables	\$ 475
Total Fee:	\$49,975

Not Included:

Services by civil engineer, structural engineer, engineering specialties, landscape architect, funding consultant.

Schedule Assumptions:

Mid December thru April 30, concurrent with Senior Center Programming and Concept Design phases.